

**MINUTES OF THE
CITY OF GREENSBORO
MINIMUM HOUSING STANDARDS COMMISSION
REGULAR MEETING
JUNE 9, 2015**

The regular meeting of the City of Greensboro Minimum Housing Standards Commission (MHSC) was held on Tuesday, June 9, 2015 in the Council Chambers of the Melvin Municipal Office Building, commencing at 1:38 p.m. The following members were present: Justin Outling, Chair; Ellen Sheridan; Shermin Ata; and Horace Sturdivant. Staff present included: Elizabeth Benton, Cheryl Lilly, and Inspectors Chris Jones, Roy McDougal, Donald Foster, and Brad Tolbert. Also present was Terri Jones, Attorney for the Commission, and Mary Lynn Anderson, City Attorney's Office.

1. REQUEST OF STAFF OF ANY CHANGES TO THE AGENDA:

Elizabeth Benton, Compliance Code Coordinator, noted the following changes in the agenda:

Item 5: 3102 Summit Avenue, Units I and N – Only Unit I will be heard as Unit N is now in compliance.

2. SWEARING-IN OF CITY STAFF TO TESTIFY:

City staff was sworn as to their testimony in the following matters.

3. SWEARING-IN OF OWNERS, CITIZENS AND ALL OTHERS TO TESTIFY:

Property owners and citizens were sworn as to their testimony in the following matters.

4. APPROVAL OF MINUTES FROM MAY 12, 2015 MEETING:

Mr. Sturdivant moved approval of the May 12, 2015 meeting minutes as written, seconded by Ms. Ata. The Commission voted 4-0 in favor of the motion. (Ayes: Outling, Ata, Sheridan, Sturdivant. Nays: None.)

CONTINUED CASES:

- 5. 3102 Summit Avenue – Units I, N** (Parcel #003254) Basil and Sophia Agapion, Owners. In the Matter of Order to Repair, Alter or Improve Structures. Inspector Roy McDougal. Continued from the June 1, 2013; August 13, 2013; November 12, 2013; January 14, 2014; August 12, 2014; October 14, 2014; December 9, 2014; February 10, 2015; April 14, 2015; and May 12, 2015 meetings.
(CONTINUED UNTIL AUGUST 11, 2015 MEETING)

Irene Agapion, 625 South Elm Street, stated that Unit N is now 100 percent in compliance. Unit I is the last unit to be repaired and has the most amount of damage. It is approximately 65 percent complete. The dry wall work and other items have been completed. The unit has been empty for over a year and as per Duke Energy requirements, the meter base must be inspected before they will come out to the property. They have hired an electrical contractor who purchased that permit and they have applied for power. They have connected an extension cord to a unit with power so they can continue to make progress until the power can be turned on in Unit I. The base cabinets are ready to be set and new vinyl is ready to be installed. The electrical contractor will apply separately for a permit to complete interior work so as to not delay getting the meter set. She has signed a contract with a mechanical contractor to have the gas furnace replaced. She felt it would take three weeks to complete the remaining work. If there is a delay with the mechanical inspections, she felt comfortable saying that the work would definitely be finished by the August meeting.

Mr. Sturdivant noted that Ms. Agapion has been very busy working on this property. Responding to questions, she indicated that an out of state investor has indicated an interest in purchasing the property. In the meantime, they are working to keep the building in a good state of repair to avoid problems in the future.

Ms. Ata moved to continue this case until the August 11, 2015 meeting, seconded by Mr. Sturdivant. The Commission voted 4-0 in favor of the motion. (Ayes: Outling, Ata, Sheridan, Sturdivant. Nays: None.)

6. 1022 Portland Avenue (Parcel #0008898) Karen and John Veal, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roy McDougal. Continued from November 13, 2014 and February 10, 2015 meetings. (CONTINUED UNTIL AUGUST 11, 2015 MEETING)

John Veal, Archdale, North Carolina, informed members that windows have been replaced, a small amount of siding has been replaced, and some work has been done to the interior. He explained circumstances relating to his inability to attend last month's meeting. His mother passed away in March and he is now able to spend three to four days a week at the property to make repairs. He hopes to have the major work completed by September, 2015.

Inspector Foster was at the property last week and took the video being shown to Commissioners. This is an extensive remodel and repair and even though a lot of work has been done, there is much work left to do. The owner has had all new wiring installed along with having the roof structure rebuilt. Since the May meeting, the structural repairs have been made with the exception of resizing the windows. They have repaired the upper roof and completely replaced all the flooring. Most structural issues have been addressed and they have started on the remainder of repairs. He estimated 50 to 60 percent of the work has been completed.

Inspector Jones indicated that there are no permits for this property and no inspections have been made. Mr. Veal was under the impression that there were two active permits secured by his contractor.

Ms. Sheridan moved to continue this case until the August 11, 2015, seconded by Ms. Ata. The Commission voted 4-0 in favor of the motion. (Ayes: Outling, Ata, Sheridan, Sturdivant. Nays: None.)

7. 3607-16 McCuiston Road (Parcel #0062199) Covington Place Homeowners Association, Inc. Owners. In the Matter of Order to Repair, Alter or Improve Structures. Inspector Brad Tolbert. Continued from February 10, 2015 and April 14, 2015 meetings. (INSPECTOR UPHELD)

There was no one present to speak on this property. City staff has not been contacted regarding the owners inability to attend the hearing.

Chair Outling asked Compliance Coordinator Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was June 5, 2015; the property is a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Compliance Coordinator Benton stated that she agreed with these questions.

Compliance Coordinator Benton stated that the list of violations include power not on at time of initial inspection; heat-gas/electric, not on at time of inspection; water not on at time of inspection; exterior wood surfaces need to be maintained by painting or other protective coating; exterior walls contains holes and/or breaks; exterior walls have loose or rotted material; roof drains, gutters, and downspouts in disrepair; missing smoke detectors; unclean and unsanitary floors, ceilings and/or walls; all peeling, chipping, flaking or abraded paint shall be repaired, removed or covered; all cracked or loose plaster, decayed wood or other defective surface conditions shall be repaired or replaced; loose floor covering must be repaired or replaced; ceiling contains holes, loose material and/or in disrepair; all exterior doors and door frames shall be kept in sound condition, good repair and be weathertight; all windows and window frames shall be kept in sound condition, good repair, and be weathertight.

Inspector Tolbert stated that there has been no work at the property during the three-month period since he visited the property for purposes of the video. The structure is secure.

Ms. Sheridan moved to uphold the Inspector, seconded by Mr. Sturdivant. The Commission voted 4-0 in favor of the motion. (Ayes: Outling, Ata, Sheridan, Sturdivant. Nays: None.)

Chair Outling stated that the property involved in this matter is located at **3607-16 McCuiston Road** in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

8. **1239 Randolph Avenue** (Parcel I#0003148) Fred P. Freeman, Margaret B. Freeman, Ruby Alston Dean, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Brad Tolbert. Continued from December 9, 2014; February 19, 2015; April 14, 2015; and May 12, 2015 meetings. **(CONTINUED UNTIL SEPTEMBER 8, 2015 MEETING)**

Doris Canada, 1409 Dunbar Street, informed the Commission of repairs made since her last appearance that included exterior door replacement and repair of interior doors. They are on a fixed income and make repairs as money becomes available. They pay their contractor for labor as the work is done. She estimated that the windows can be installed in a few months followed by painting. Minor work will occur until the windows can be installed. She stated that they are doing the very best they can to make progress on the violations. This is heir property and will not be income producing as another family member will reside in the house. Inspector Tolbert confirmed progress that has been made as indicated by Ms. Canada. She asked the Commission for additional time to complete the repairs.

Members recommended that Ms. Canada speak to Compliance Coordinator Benton to review loan programs that may be available. Ms. Ata commented that the Commission suggested at the December, 2014 meeting that the owner look into the possibility of applying for help from available City programs.

Chair Outling moved to continue this case until the September 8, 2015 hearing given the fact that the property owner has made progress on this property since the Commission's most recent hearing including work on plumbing, doors, and roofing along with her representation that substantial progress will not be made within the next two months on account of her and her family members getting funds to work on more major projects. The motion was seconded by Mr. Sturdivant. The Commission voted 4-0 in favor of the motion. (Ayes: Outling, Ata, Sheridan, Sturdivant. Nays: None.)

9. **708 Haywood Avenue** (Parcel #0035127) Leroy Fields, Jr., Alicia M. Fields-Minkins (Power of Attorney), Owners. In the Matter of Order to Repair, Alter or Improve Structures. Inspector Roy McDougal. Continued from December 9, 2014; February 10, 2015; March 10, 2015; and April 4, 2015 meetings. **(CONTINUED UNTIL JULY 14, 2015 MEETING)**

Alicia Fields-Minkins, 5 Fleming Terrace Circle, explained that the contractor experienced a delay and began work on her property in mid-May. Most of what has been accomplished is a reassessment of what needs to be done and a timeline. The project has been broken down into three phases and they are about to begin phase one which is to get an assessment on plumbing and HVAC and to begin the electrical work. Sheetrock installation will follow. The insulation in already there and the subfloors have been rebuilt. Another contractor is waiting to do the painting and other cosmetic items. Kitchen cabinets will also be installed. The new timeline for phase one completion is three weeks. To expedite the completion, they are not going to follow the original rebuild as set out by the insurance company.

Inspector Jones commented that there are no active permits at this time.

Responding to questions, Ms. Fields-Minkins said that the contractor has been in contact with the Inspector. She indicated that there are already prospective tenants for the property. She also commented that the insurance company has indicated they can provide another drawdown of funds following the completion of phase one.

Inspector McDougal clarified that there have been no corrections to any of the violations in the last two months.

Chair Outling expressed concern that this matter has been before the Commission for well over six months and there has been no progress beyond the planning phase. Generally, the request of the Commission is that the timeline and plan be provided at the first hearing. Ms. Fields-Minkins reminded the Commission that they originally planned to sell the property because of the situation with UNC-Greensboro.

Ms. Sheridan moved to continue the case until the July 14, 2015 meeting, seconded by Mr. Sturdivant. The Commission voted 3-1 in favor of the motion. (Ayes: Ata, Sheridan, Sturdivant. Nays: Outling.)

Mr. Sturdivant informed the owner of the importance of maintaining communication with the Inspector. The Inspector needs to know about any improvements made to the property and that what is being done meets his approval. Compliance Coordinator Benton provided clarification on the two sets of Inspectors to be contacted as follows: (1) the Minimum Housing Inspector for all the violations, and (2) the building/trade Inspector who is inspecting for the permitted activity.

Ms. Ata commented that the Commission needs to see that progress has been made when the owner returns at the next hearing

NEW CASES:

- 10. 910 Highland Avenue** (Parcel #0006019) Roberto G. Larios, Owner. In the Matter of Order to Repair, Alter or Improve Structures. Inspector Roy McDougal.
(CONTINUED UNTIL SEPTEMBER 8, 2015 MEETING)

Compliance Coordinator Benton stated that this property was initially inspected on June 3, 2013. A hearing was held on July 1, 2014 and an Order to Repair was issued July 8, 2014. The City did not have to secure the property and there are children in the area where the property is located. There is not a history of police complaints.

Chair Outling asked Compliance Coordinator Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was June 5, 2015; and there are more than five separate types of violations of any of the minimum housing standard codes. Compliance Coordinator Benton that she agreed with these questions. She stated that this was originally written up as a single-family house. It has recently changed ownership just before being heard by the Minimum Housing Commission. A permit has been pulled and it is being made into a duplex.

Compliance Coordinator Benton said that the list of violations include missing electrical outlet and switchplate covers; exposed wiring at outlet and light fixtures; power not on at time of inspection; missing and inoperable smoke detectors; utilities for heat, gas or electric, not on at time of inspection; every dwelling unit shall contain bathroom sink; plumbing facilities need to be maintained in safe, sanitary, functional condition; water not on at time of initial inspection; unclean/unsanitary floors, ceilings and walls; walls have cracks, holes, or loose plaster that must be corrected; loose floor covering must be repaired or replaced; ceilings contain holes, have loose material and are in disrepair; double keyed deadbolts not permitted on egress door; screens on exterior doors need to be self-closing and latching; interior bathroom door is difficult to operate.

Peggy McGinty spoke on behalf of Roberto Larios, property owner. She stated that he has owned this property since December, 2014. Since then he has completed work on the exterior of the property including new windows, gutter work, and structural repair. He has also done interior electrical work. The railing has also been repaired on the deck. All work should be completed within 90 days. Inspector McDougal stated that all the exterior violations have been cleared but the interior is where most of the work now needs to occur. Permits have been taken out for plumbing and electrical work.

Ms. Sheridan moved to continue the case until the September 8, 2015 meeting, seconded by Ms. Ata. The Commission voted 4-0 in favor of the motion. (Ayes: Outling, Ata, Sheridan, Sturdivant. Nays: None.)

- 11. 1543 Lovett Street** (Parcel #0037813) Matthew Richard Durham, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roy McDougal.
(CONTINUED UNTIL JULY 14, 2015 MEETING)

Compliance Coordinator Benton stated that this property was initially inspected on July 7, 2014. A hearing was held on August 6, 2014 and an Order to Repair was issued August 6, 2014 and expired September 5, 2014. The City did not have to secure the property and there are children in the area where the property is located. There is an elementary school located nearby.

Chair Outling asked Compliance Coordinator Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was June 5, 2015; this is not a duplex or multiunit apartment; and there are more than five separate types of violations of any of the minimum housing standard codes. Compliance Coordinator Benton that she agreed with these questions.

Compliance Coordinator Benton said that there is only one violation; however, the violation is deemed a major violation. She said that there was no safe or functioning heat in the house at the time of the initial inspection.

Matthew Richard Durham, 8132 Mabe Marshall Road, Summerfield, North Carolina, explained that the house was built in 1918 and heat will need to be added to every room in the house. The electrical system will have to be upgraded before the heating equipment can be installed. He was advised that he does not qualify for any City programs and therefore, he will have to make the repairs as money allows. He is using the house for storage. He has called a HVAC person and would like to have the property ready for rental by September, 2015. The repair will be contracted out when the funds become available. He asked for additional time to bring a plan and timeline for completion.

Ms. Sheridan moved to continue the case until the July 14, 2015 meeting, seconded by Ms. Ata. The Commission voted 4-0 in favor of the motion. (Ayes: Outling, Ata, Sheridan, Sturdivant. Nays: None.)

- 12. 513 Garrett Street** (Parcel #0026116) Richard L. Dunn, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roddy Covington. **(TABLED UNTIL JULY 14, 2015 MEETING)**

Compliance Coordinator Benton stated that this property was initially inspected on October 10, 2014. A hearing was held on November 4, 2014 and an Order to Repair was issued November 12, 2014. The City did not have to secure the property and there are children in the area where the property is located. There is not a school located nearby.

Chair Outling asked Compliance Coordinator Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was June 4, 2015; this is a duplex or multiunit apartment; and there are more than five separate types of violations of any of the minimum housing standard codes. Compliance Coordinator Benton that she agreed with these questions.

Compliance Coordinator Benton said that electrical equipment needs to be properly installed and maintained; there are open grounds on the outlets; missing smoke detectors; inoperable smoke detectors; carbon monoxide detector is required; electrical equipment needs to be properly installed and maintained; utilities for heat, gas or electric, were not on at time of inspection; electrical panel missing knock-out blanks; heating system not capable of maintaining 68 degrees in habitable rooms; walls have cracked or loose plaster or defective materials; rotten flooring must be repaired; exterior doors need to be weathertight; windows do not open or close as manufactured, windows are missing screens; windows need glazing; window locks need repairing; windows need to be weathertight; double-keyed deadbolt not permitted on means of egress doors; loose floor covering must be repaired or replaced; bathroom requires ventilation system if window isn't provided; electrical outlet cover missing on rear of house; accessory structures need to be maintained structurally sound and in good repair.

There was no one present to speak on this property. City staff has not spoken to the owner or a representative of the owner regarding his or her inability to attend this meeting. The owner returned a call from Inspector McDougal and left a voice mail indicating his intent to repair the property. Inspector McDougal said that at one time the property was being rented and he was in contact with the property manager. Their intent was to work on the violations but at some point they stopped working. Several things were repaired back in January. There has been no action in six months.

Mr. Sturdivant moved to uphold the Inspector, seconded by Chair Outling. The Commission voted 2-2 and the motion failed. (Ayes: Sturdivant, Outling. Nays: Ata, Sheridan.)

Ms. Ata moved to postpone this case until the July 14, 2015 meeting to hear from the owner, seconded by Ms. Sheridan. The Commission voted 2-2 and the motion failed. (Ayes: Ata, Sheridan. Nays: Outling, Sturdivant.)

Chair Outling stated his concern that there has been no action for almost six months which reflects that there is no intention to bring the property into compliance. Further, the property owner did not show up at this hearing and failed to advise the Inspector he did not plan to attend which is further evidence of a lack of intent to bring the property into compliance. Consistent with those points and similar cases where the property owner has not appeared, he was supportive of upholding the Inspector. Mr. Sturdivant stated that he was in agreement with Chair Outling. He pointed out that the house is a huge structure and has been out of compliance for a long time. Inspector McDougal stated that it will take quite a bit of work to bring the property back into compliance. Repairs could have been made within the last six-month period.

Ms. Ata's concern is that this is a new case. She would like the property owner to have a chance to explain what he is planning to do.

Inspector McDougal responded to questions and said that there have been recent complaints to the police department concerning this property not being secured. The property is now secure.

Ms. Sheridan moved to continue this case until the July 14, 2015 hearing, seconded by Ms. Ata. The Commission voted 2-2 and the motion failed. (Ayes: Ata, Sheridan. Nays: Outling, Sturdivant.)

Counsel Jones advised the Commission that according to the ordinance, if the Commission cannot pass a prevailing motion the Inspector's Order will be upheld. The Inspector would be upheld because there has not been a vote to reverse that decision. Moving forward with this matter would require research as this situation has not occurred in the past. She suggested that the matter be tabled until there is a meeting with more than four members of the Commission present so there can be a prevailing vote.

Following discussion, the Commission agreed to table the item until the July 14, 2015 meeting.

13. **1205 West Florida Street** (Parcel #0008828) Kelly Fair, Tanya Fair, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roy McDougal.
(CONTINUED UNTIL AUGUST 11, 2015 MEETING)

Compliance Coordinator Benton stated that this property was initially inspected on July 10, 2014. A hearing was held on February 24, 2015 and an Order to Repair was issued the same day. The City did not have to secure the property and there are children in the area where the property is located. There is an elementary school located nearby. There has been a history of police complaints at this address.

Chair Outling asked Compliance Coordinator Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was June 5, 2015; this is not a duplex or multiunit apartment; and there are more than five separate types of violations of any of the minimum housing standard codes. Compliance Coordinator Benton that she agreed with these questions.

Compliance Coordinator Benton said the list of violations include electrical equipment needs to be properly installed and maintained; power not on time at time of initial inspection; cracked or missing electrical outlet covers; exterior doors difficult to operate; missing and inoperable smoke detectors; carbon monoxide detectors required; plumbing facilities need to be maintained in safe, sanitary and functional condition; plumbing fixtures leak; duct system must be capable of performing its intended function; unclean/unsanitary floors, ceilings, and walls; walls have cracks, holes, loose plaster, decayed wood or other defective material; rotten flooring needs repair; windows need glazing; broken glass needs to be replaced; exterior doors difficult to operate; interior doors also difficult to operate; ceiling contains holes and/or loose material and are in disrepair; gutters and downspouts in disrepair; and exterior – air conditioning unit specifically, all mechanical appliances need to be properly maintained in a safe working condition.

Tanya and Kelly Fair, 205 Kenwood Circle, stated that they plan to fix the property. Mr. Fair reviewed the items that have been repaired to date. Ms. Fair commented that the house is not unsanitary and there are no holes in the walls. Compliance Code Benton said that the reference to unsanitary and unclean ceilings and/or walls pertained to the walls and ceilings in the house being unclean and needing to be repainted. The specific hole is in the bedroom door.

Mr. Fair felt that the property could be in compliance within 45-60 days. They plan on using the dwelling as their primary residence. They are doing the work themselves.

Ms. Sheridan moved to continue the case until the August 11, 2015 meeting, seconded by Ms. Ata. The Commission voted 4-0 in favor of the motion. (Ayes: Outling, Sturdivant, Ata, Sheridan. Nays: None.)

**14. 206 Huffman Street (Parcel #0013040) Mary Jane Mebane and Nettie V. Williamson, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Donald Foster.
(INSPECTOR UPHELD)**

Compliance Coordinator Benton stated that this property was initially inspected on July 23, 2014. A hearing was held on August 14, 2013 and an Order to Repair was issued the same day. The City did not have to secure the property and there are children in the area where the property is located. There has been a history of police complaints at this address.

Chair Outling asked Compliance Coordinator Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was June 2, 2015; this is not a duplex or multiunit apartment; and there are more than five separate types of violations of any of the minimum housing standard codes. Compliance Coordinator Benton that she agreed with these questions.

Compliance Coordinator Benton said the list of violations include cracked and missing electrical outlet and switchplate covers; electrical equipment needs to be properly installed and maintained; exposed wiring at outlets; power not on at time of initial inspection; unsafe electrical wiring; missing and inoperable smoke detectors; utilities for heat, gas or electric, were not on at time of inspection; sewer line not properly installed; water not on at time of initial inspection; water heater not properly installed or maintained; water heater relief valve not properly installed; unclean/unsanitary floors, ceilings, and/or walls; interior walls have

peeling, chipping, flaking paint; interior walls have cracks, holes, loose plaster or decayed wood and other defective material; rotten flooring must be repaired; loose floor covering must be repaired or replaced; ceilings contain holes, have loose material, or in disrepair; exterior doors need to be weathertight; bathrooms and bedrooms must have a door with interior lockset; screens on exterior doors must be self-closing and latching; windows do not open and close as manufactured; windows missing screens; windows need glazing; window locks need repair or replacement; windows need to be weathertight; chimney is not maintained and in good repair; exterior wood surfaces need to be maintained with paint or other protective coating; exterior walls contain holes or breaks; exterior walls have loose or rotted material; foundation wall has holes or cracks; ventilation system in foundation wall is not maintained or missing; roof leaks; front porch handrails are loose and are improperly maintained; porch flooring rotten and in disrepair; accessory structure shall be maintained in structurally sound and good repair; exterior property and premises shall also be maintained in a sanitary condition.

There was no one present to speak on this property.

Inspector Foster met with one of the family members about six months ago and has not spoken with anyone since. This case had to be published due to lack of service. There has been no work done during the six month period.

Ms. Sheridan moved to uphold the Inspector, seconded by Mr. Sturdivant. The Commission voted 4-0 in favor of the motion. (Ayes: Outling, Sturdivant, Ata, Sheridan. Nays: None.)

Chair Outling stated that the property involved in this matter is located at **206 Huffman Street** in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

**15. 1612 West Florida Street (Parcel #0011377) Thomas E. Eyring, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roddy Covington.
(CONTINUED UNTIL JULY 14, 2015 MEETING)**

Compliance Coordinator Benton stated that this property was initially inspected on October 14, 2014. A hearing was held on March 11, 2015 and an Order to Repair was issued March 12, 2015. The City did not have to secure the property and there are children in the area where the property is located. There is no school located nearby.

Chair Outling asked Compliance Coordinator Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was June 4, 2015; this is not a duplex or multiunit apartment; and there are more than five separate types of violations of any of the minimum housing standard codes. Compliance Coordinator Benton that she agreed with these questions.

Compliance Coordinator Benton said the list of violations include electrical equipment needs to be properly installed and maintained; power not on at time of initial inspection; cracked and missing electrical outlet covers; exterior doors difficult to operate; missing and inoperable smoke detectors; carbon monoxide detector required; plumbing facilities must be maintained in a safe, sanitary and functional condition; plumbing fixtures leak; duct system must be capable of performing its required function; unclean/unsanitary

floors, ceilings and walls; interior walls have cracks, holes, loose plaster, or other defective materials; rotten flooring must be repaired; windows need glazing; interior doors difficult to operate; ceilings contain holes, have loose material or in disrepair; exterior doors need to be weathertight; gutters and downspouts are in disrepair; exterior air conditioning unit not working—needs to be properly installed and maintained in safe working condition.

Tom Eyring advised the Commission on the status of the property. He recently purchased the property with the intention of having it repaired and restored. He requested a continuance to evaluate the repairs. He is interviewing contractors but he intends to do part of the work himself. He expects it will take a month to begin making progress.

Ms. Sheridan moved to continue this case until the July 14, 2015 meeting, seconded by Mr. Sturdivant. The Commission voted 4-0 in favor of the motion. (Ayes: Outling, Sturdivant, Ata, Sheridan. Nays: None.)

**16. 4107 Walker Avenue (Parcel #0025290) Jessica G. Van Hecke, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Roddy Covington.
(CONTINUED UNTIL SEPTEMBER 8, 2015 MEETING)**

Compliance Coordinator Benton stated that this property was initially inspected on July 21, 2014. A hearing was held on August 12, 2014 and an Order to Repair was issued the same day. The City did not have to secure the property and there are children in the area where the property is located.

Chair Outling asked Compliance Coordinator Benton if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was June 3, 2015; this is not a duplex or multiunit apartment; and there are more than five separate types of violations of any of the minimum housing standard codes. Compliance Coordinator Benton that she agreed with these questions.

Compliance Coordinator Benton said the list of violations include exposed wiring at light fixtures; missing and inoperable smoke detectors; carbon monoxide detector is required; plumbing facilities need to be maintained in a safe, sanitary, functional condition; unsanitary/unclean floors, ceilings and/or walls; walls have peeling, chipping, or flaking paint; loose floor covering must be repaired or replaced; ceilings contain holes, loose materials, or in disrepair; exterior doors must be weathertight; bedrooms must have door with interior lock set; screens on exterior doors must be self-closing and latching; windows do not open and close as manufactured; windows are missing screens; windows need to be weathertight; every dwelling unit shall contain a bathtub, shower, bathroom sink, commode, and separate kitchen sink; exterior wood surfaces need to be maintained with paint or protective coating; exterior walls have loose or rotted material; flashing required around the chimney; foundation wall has holes or cracks; bedrooms or downspouts are in disrepair; guardrails are loose, damaged, or improperly maintained; handrails are loose, damaged, or improperly maintained; steps are rotten or in disrepair; porch floor is also rotten or in disrepair; electrical equipment needs to be properly installed and maintained; cracked and missing electrical outlet covers and switch covers; plumbing facilities need to be maintained in a safe, functional condition; all exterior doors and door frames shall be kept in sound condition, good repair, and weathertight.

Jessica Van Hecke, 5435 Yanceyville Road, Brown Summit, North Carolina was present to speak on the property. She recently purchased the property and plans to bring it into compliance. They have put a new roof on the house and a dumpster full of material has been removed from the inside of the house. She said that a realistic time frame to bring the property into compliance would be six months. She didn't feel the work could be done in less than 120 days. Responding to questions, Ms. Van Hecke stated that she is a general contractor but she will hire the work out. The first order of business will be to clean the property and remove the plaster, replace damaged wood, and rewire the dwelling. There are no structural changes to make to the home.

Ms. Sheridan moved to continue this case until the September 8, 2015 meeting, seconded by Mr. Sturdivant. The Commission voted 4-0 in favor of the motion. (Ayes: Outling, Sturdivant, Ata, Sheridan. Nays: None.)

RESCINDED CASES:

- 17. 1209 Buff Street** (Parcel #0011256) Jolene Mock and Freddie Gowins, Owners. **Demolished by Owner. (RESCINDED)**

Ms. Sheridan moved to rescind 1209 Buff Street, seconded by Mr. Sturdivant. The Commission voted 4-0 in favor of the motion. (Ayes: Outling, Sheridan, Ata, Sturdivant. Nays: None.)

- 18. 906 Ardmore Drive** (Parcel #0021480) TCC Holdings LLC. **Repaired by Owner. (RESCINDED)**

Ms. Sheridan moved to rescind 906 Ardmore Drive, seconded by Mr. Sturdivant. The Commission voted 4-0 in favor of the motion. (Ayes: Outling, Sheridan, Ata, Sturdivant. Nays: None.)

ADJOURNMENT:

There being no further business before the Group, the meeting adjourned at 3:17 p.m.

Respectfully submitted,

Justin Outling
Chairman, City of Greensboro Minimum Housing Standards Commission

JO: sm/jd